



Agenda Item (IV-E-1)

Meeting	9/4/2012 - Committee/Regular Board
Agenda Item	Committee - Facilities (IV-E-1)
Subject	Change Order 4 for Culinary Arts Academy and District Office with J.M. Farnan
College/District	Riverside
Funding	College and District Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees: (1) approve project Change Order No. 4 with J.M. Farnan in the amount totaling \$3,537; and (2) approve the change order in excess of ten percent by a total of \$47,187.

Background Narrative:

Staff now requests approval of Change Order No. 4 with J.M. Farnan in the amount of \$3,537 for the Culinary Arts Academy and District Office project. J.M. Farnan's contract would now total \$239,137, exceeding the allowable ten percent contingency by a total of \$47,187. A Change Order Summary is attached for the Board's review and consideration.

This preliminary work to install utility infrastructure for the CAADO project and the Coil School for the Arts project concurrently with the Center for Social Justice and Civil Liberties, allowed significant savings and minimizes future disruptions due to the combined economies of scale.

Requested changes are within the original project budget approved by the Board of Trustees, and will be paid from project contingency.

Prepared By: Cynthia Azari, President, Riverside City College
Orin Williams, Associate Vice Chancellor, Facilities Planning & Development

Attachments:

[20120904_CAADO_Change Order Summary](#)

Riverside Community College District
Facilities Planning, Design and Construction
Culinary Arts Academy and District Office

CHANGE ORDER SUMMARY

Change Order: 4
Contractor: J.M. Farnan

<i>Contract Amount:</i>	\$	174,500.00
<i>Change Order No. 1 Amount</i>	\$	8,482.00
<i>Change Order No. 2 Amount</i>	\$	50,701.00
<i>Change Order No. 3 Amount</i>	\$	1,917.00
<i>Change Order No. 4 Amount</i>	\$	<u>3,537.00</u>
<i>Revised Contract Sum:</i>	\$	239,137.00
<i>Original Contract Contingency:</i>	\$	17,450.00
<i>Remaining Contract Contingency:</i>	\$	- 47,187.00

Change Order No. 4 Description:

This change is a result of wet soils at the southwest corner of Whittier Place and Market Street that had to be removed and replaced with additional base and asphalt during the night of May 2, 2012 when the asphalt patch was done for the new water tie-in on Market Street. \$3,537.00

Requested by: The City of Riverside
Accountability: Unforeseen Conditions



Agenda Item (IV-E-2)

Meeting	9/4/2012 - Committee/Regular Board
Agenda Item	Committee - Facilities (IV-E-2)
Subject	Retention Reduction for BEC, Inc. and Change Order 4 with Elljay Acoustics, Inc. for Nursing Science Building
College/District	Riverside
Funding	State Construction Act Funds and College Allocated Measure C Funds
Recommended Action	It is recommended that the Board of Trustees approve (1) a retention reduction for BEC, Inc. from ten percent to five percent; and (2) release five percent of the current retention withheld for services rendered by BEC, Inc.; and (3) approve project Change Order No. 4 with Elljay Acoustics, Inc. in the amount totaling \$30,602; and (4) approve the change order for Elljay Acoustics, Inc. in excess of ten percent by a total of \$11,978.40.

Background Narrative:

Upon acceptable completion of over ninety-nine percent (99%) of the Nursing/Science Building project, prime contractor BEC, Inc. requests a reduction from ten percent to five percent of the retention withheld from their contract pursuant to Public Contract Code Section 9203(a). District staff confirms the quality of work is acceptable, and BEC, Inc. has made satisfactory progress to warrant a retention reduction, and recommends approval of this request.

Additionally, staff further requests approval of Change Order No. 4 with Elljay Acoustics, Inc. in the amount of \$30,602, bringing Elljay Acoustics, Inc.'s total contract to \$527,753, exceeding the allowable ten percent change order contingency by a total amount of \$11,978.40. Changes were due to the emergent repair of unforeseen building system failures, as well as late-occurring Division of the State Architect (DSA) required change orders. A Change Order Summary is attached for the Board's review and consideration.

Requested changes are within the project budget approved by the Board of Trustees, and will be paid from project contingency funds.

Prepared By: Cynthia Azari, President, Riverside City College
Orin Williams, Associate Vice Chancellor, Facilities Planning & Development

Attachments:

[20120904_NSB_Change Order Summary](#)

Riverside Community College District
Facilities Planning and Development
Riverside Nursing/Science Building

CHANGE ORDER SUMMARY

Change Order: 4
Contractor: Elljay Acoustics, Inc.

<i>Contract Amount:</i>	\$	468,886.00
<i>Change Order No. 1 Amount</i>	\$	9,726.00
<i>Change Order No. 2 Amount</i>	\$	5,198.00
<i>Change Order No. 3 Amount</i>	\$	13,341.00
<i>Change Order No. 4 Amount:</i>	\$	<u>30,602.00</u>
<i>Revised Contract Sum:</i>	\$	527,753.00
<i>Original Contract Contingency:</i>	\$	46,888.60
<i>Remaining Contract Contingency:</i>	\$	-11,978.40

Change Order No. 4 Description:

Added Interior Security Doors at NSB, including Mechanical, Electrical, and Security Revisions. <i>Requested by: College</i> <i>Accountability: Elective Change</i>	\$1,489.00
Dean's office and Curtain Wall Pony Wall Support <i>Requested by: Architect</i> <i>Accountability: Errors and Omission</i>	-\$231.00
Delete Room No. 310 and Associated Content <i>Requested by: College</i> <i>Accountability: Elective Change</i>	-\$482.00
Lectern Access Controls <i>Requested by: College</i> <i>Accountability: Elective Change</i>	\$2,008.00
Ceiling Mounted Project Screens <i>Requested by: College</i> <i>Accountability: Elective Change</i>	-\$2,189.00
Alternate Compression Post Detail: Negotiated settlement of possible claim with Trade Contractor (agreed to split cost). <i>Requested by: Architect</i> <i>Accountability: Errors and Omission</i>	\$1,428.00
Corridor Ceiling Alternative Connection: Negotiated settlement Of possible claim with Trade Contractor. <i>Requested by: Architect</i> <i>Accountability: Errors and Omission</i>	\$15,000.00

Science Lab Casework, Fume Hood and BSC Revisions <i>Requested by: Architect</i> <i>Accountability: Unforeseen Condition</i>	\$4,125.00
Remove and reinstall ceiling tile to provide additional power and data raceway. <i>Requested by: College</i> <i>Accountability: Elective Change</i>	\$532.00
Remove Duct Return at Rock Grinding No. 231.1. <i>Requested by: College</i> <i>Accountability: Elective Change</i>	\$796.00
Ceiling Grid Modifications at Nursing Corridor Lighting <i>Requested by: Architect</i> <i>Accountability: Unforeseen Condition</i>	\$1,329.00
Lab Service and Rock Grinding Revisions <i>Requested by: College</i> <i>Accountability: Errors and Omission</i>	\$267.00
R&R damaged ceiling tiles due to unistrut installation at 2nd floor labs. A back charge to trade contractor. <i>Requested by: Prime Contractor</i> <i>Accountability: Back Charge</i>	\$1,610.00
Damaged ceiling tiles due to mechanical trade. A back charge to trade contractor. <i>Requested by: Prime Contractor</i> <i>Accountability: Back Charge</i>	\$5,000.00
Static air pressure at 3 rd floor labs. Removed and replaced tiles. <i>Requested by: Architect</i> <i>Accountability: Unforeseen or Errors and Omission</i>	\$2,043.00
Installed angle at Nursing window shades due to inadvertent t-bar installation. <i>Requested by: District</i> <i>Accountability: Unforeseen Condition</i>	-\$2123.00